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HERITAGE STATEMENT

In respect of

**Land east of Leicester Road,
Earl Shilton**

On behalf of

Manor Oak Homes

AHC REF: SW 10263

Date: April 2024

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd., on behalf of Manor Oak Homes.
- 1.2 Its purpose is to provide an assessment of the potential impact on the historic built environment of developing a 1.58ha parcel of pasture east of Leicester Road in Earl Shilton (hereafter referred to as 'the site' or 'the application site') for residential use. The application is in outline and proposes up to 33 new dwellings.
- 1.3 A pre-application enquiry was submitted to Hinckley & Bosworth Borough Council in November 2023 (ref: 23/10226/PREMAJ) and received a response from the Council on 12th January 2024. In respect of heritage issues, the response summarised that, *'Care and attention are also required regarding the development's potential impact to views of, and to the setting of, the Grade II* Listed Church of St. Simon and St. Jude. As a result, a Heritage Statement and Impact Assessment should be provided to support any forthcoming planning application to assess the potential impact of the development on the historic environment.'*
- 1.4 The Council's Conservation Officer noted in the pre-application response that the church *'is a prominent feature in the landscape due to its ridge top position and it is highly visible from numerous points in the wider landscape to the north of Earl Shilton, including from the Public Right of Way network and from Leicester Road....'*
- 1.5 The church stands c.210m south-east of the site close to the Earl Shilton Motte and Bailey Castle Scheduled Monument. The closest listed building to the site is the Grade II listed Top House, which stands c.90m to its south-west. The Earl Shilton Conservation Area lies c.1km south-west of the application site.
- 1.6 The report considers the heritage significance of the application site, specifically with regard to any contribution it makes to the significance of these designated heritage assets and their settings.

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- 1.7 Informed by the appraisal of the site's relationship to these heritage assets, the report then considers the potential impact of the proposed development on heritage significance, based on the Concept Masterplan submitted with the outline application. The Concept Masterplan has been drawn up with full regard to the constraints and opportunities pertaining to the site, including those relating to heritage issues.
- 1.8 The assessment of setting is implicitly based on the guidance provided by Historic England in *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* ('GPA3'; 2nd edn December 2017). This document explains that setting is not itself a heritage asset; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. As the PPG accompanying the NPPF amplifies, an assessment of the impact on setting needs to take into account the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 1.9 This two-part approach of properly understanding significance and then evaluating the potential impact of proposals upon it is in line with good conservation and planning practice advocated in English Heritage's (as was) Conservation Principles (2008) and formally expressed in the government's policies on conserving and enhancing the historic environment set out in the National Planning Policy Framework (NPPF) and supported by the Planning Practice Guidance (PPG).

2.0 THE SITE: DESCRIPTION AND HISTORICAL BACKGROUND

Description

- 2.1 The application site (**Plates 1-6**) comprises a roughly rectangular c.1.58ha of pasture (also incorporating, in the south-west corner, a small part of the garden associated with No.3 Clearview Crescent, including stabling for donkeys who graze part of the land) east of Leicester Road. The land slopes down from the south-western to the north-eastern corner of the site, incorporating a fall of c.16m. In the north-east corner is a small redundant storage structure.
- 2.2 The site is bounded to the north by trees, field hedge and post-and-wire fencing against an unnamed road which comes off Leicester Road, runs along the site boundary and then turns north, completing a loop back to Leicester Road. There are two field gates from the site onto the unnamed road (**Plates 7-9**). North of this road is a bungalow and a redundant agricultural building, and beyond these open countryside to the north, north-east and north-west.
- 2.3 The eastern boundary is formed by a Public Right of Way ('PRoW'), Bridleway U25 (also known as Spring Gardens), against which there is a high field hedge. East of the PRoW is a building and landscaping yard to the north, and a number of residential properties to the south (**Plates 10-12**).
- 2.4 To the west, the boundary against Leicester Road comprises a post-and-rail fence, high field hedge and trees. The southern boundary is formed by the boundary treatments to the rear gardens of residential properties on Clearview Crescent.
- 2.5 The site is not within or adjoining any conservation area and contains no designated heritage assets.

Historical background

- 2.6 Following the Norman Conquest, the government of Leicester was handed to Hugh de Grandesmil, who was also given 100 manors, 65 of them in Leicestershire, including Earl Shilton.
- 2.7 Earl Shilton is recorded in Domesday as *Scheltone*, meaning 'a settlement on a hill.' The 'Earl' of the name derives from the association of the village with the

- Earls of Leicester, and particularly with the 6th Earl, Simon de Montfort (1208-1265). The first Earl, Robert de Beaumont (d.1118), had taken control of Leicester following the death of Ivo de Grandesmil on a crusade to Jerusalem, dispossessing Grandesmil's children.
- 2.8 His son, the 2nd Earl, known as Robert Bossu (1104-1168), began to rationalise his estates in Leicestershire in the 1120s, and to fortify his lands to protect his interests against the partisans of the Empress Matilda. It is thought likely that it was during the civil war of 1135-53 that he began the fortification of Shilton Hill with the building of the motte and bailey castle there (now a Scheduled Monument) to protect the Vale of Kirkby. The castle was built around the site of the 12th-century St Peter's chapel in an area now known locally as the Hall Field. Spring Gardens apparently takes its name from the springs from which the castle drew its water.
- 2.9 The castle only stood for 30 or 40 years before its destruction by Henry II in the 1170s following the rebellion of Prince Henry, which caused the 3rd Earl of Leicester (also Robert de Beaumont) supported – he was captured and imprisoned at Falaise in Normandy in the late 12th century.
- 2.10 The manor of Earl Shilton survived and Simon de Montfort (1208-1265), as lord of the manor, established Shilton Park at Tooley to provide a hunting ground. After he was killed at the Battle of Evesham, the manor and castle were given to Edmund 'Crouchback,' son of Henry III, in 1272, who was created Earl of Leicester and Lancaster.
- 2.11 The castle site lies just to the west of the parish Church of St Simon and St Jude; the church (now listed at Grade II*) retains a 15th-century tower but was otherwise largely rebuilt in 1855-6. Stone from the demolished castle was apparently used in the rebuilding.
- 2.12 The 1856 tithe map of Earl Shilton (**Fig.1**) shows a settlement of irregular form, comprising the north-south aligned High Street, with Keats Lane and Church Street branching off in long arms from either side of its northern end where it now becomes Leicester Road, and The Hollow and Wood Street turning west at its southern end. At that time, the north-eastern continuation of Leicester Road beyond the site did not exist; instead, the route to Leicester followed the

awkward dogleg created by the unnamed road along the site's northern boundary; the dogleg was later bypassed by the current A47 Leicester Road.



Fig.1: 1856 tithe map of Earl Shilton

- 2.13 There is no record in the tithe apportionment of who owned or tenanted the parcel of land (it was possibly not tithable) that now contains the application site (and which at that time also included the land now occupied by the 1970s' Clearview Crescent development).
- 2.14 Various properties are shown on the east side of Spring Gardens, including a row of six houses and gardens at the northern end, along the lane frontage, and seven houses and gardens at the southern end, fronting onto the north side of Church Street. Opposite these, on the south side of Church Street were two houses, warehouses, other buildings and a garden. The castle site is not marked, but the church and churchyard are shown further east. Top House (No.18 Hill Top), listed at Grade II as a late 18th-/early 19th-century farmhouse, is not depicted on the map, but it is not certain whether all buildings then present have been included on the map.
- 2.15 By 1886 (**Fig.2**), the southern end of the parcel of land containing the application site had been developed with an 'L'-shaped terrace of small cottages with a yard behind and other larger buildings to the west, with yards and gardens behind. The map shows further development along Church Street and

the northern end of High Street and the site of the castle is marked, sandwiched between the churchyard to the east and large buildings and yards to the west. A boot factory is shown opposite it on the north side of Church Street by 1914 (**Fig.3**).

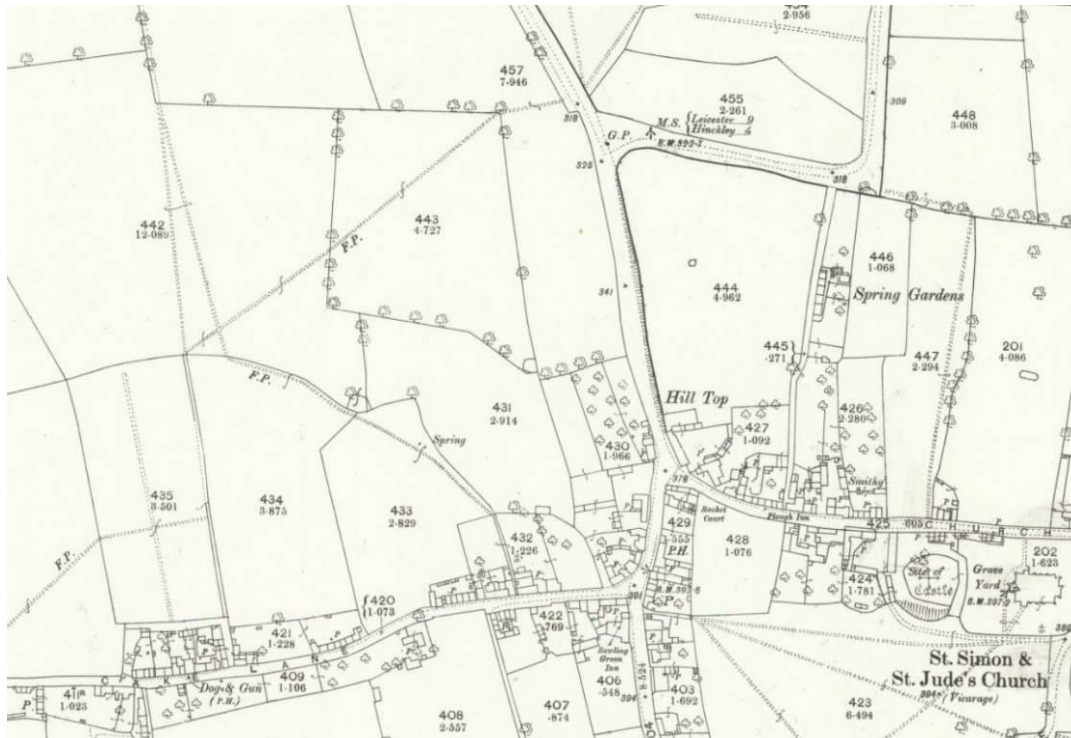


Fig.2: 1888 Ordnance Survey map (surveyed in 1886)



Fig.3: 1916 Ordnance Survey map (revised in 1914)

- 2.16 Framework stocking knitting had begun in the village as a cottage industry in the mid-17th century and the industry thrived in the early 19th century. The boot and shoe industry developed alongside the hosiery industry from the 1880s and thrived throughout the 20th century. The Earl Shilton Conservation Area has been designated to protect a small area of red brick terraced housing, factories and workshops built to support the expansion of the boot and shoe industry in the late 19th century.
- 2.17 In the mid-20th century, there was much new residential development of the areas between the roads forming the 'skeleton' of the original settlement. This development can be seen in its early stages on the 1955 OS map (**Fig.4**) and more fully on the 1968 map (**Fig.5**). The redevelopment with Clearview Crescent of the land and buildings immediately south of the application site happened after this, in the 1970s.



Fig.4: 1955 Ordnance Survey map

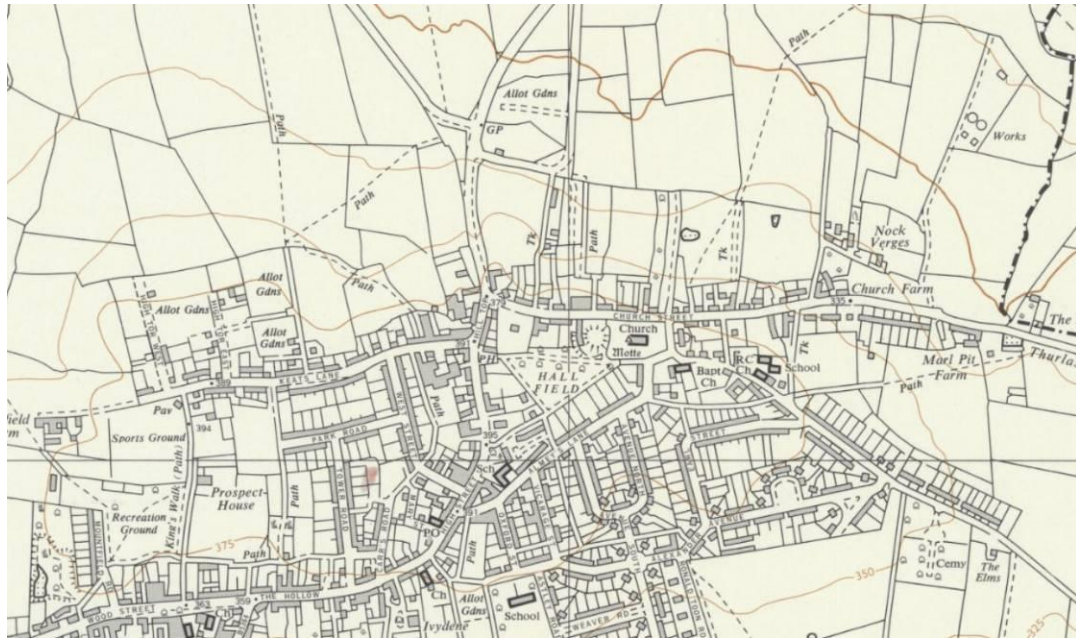


Fig.5: 1968 Ordnance Survey map

3.0 SIGNIFICANCE AND RELATIONSHIP TO HERITAGE ASSETS

3.1 Introduction

- 3.1.1 This section of the report, in line with Steps 1 and 2 of Historic England's 2017 guidance on *The Setting of Heritage Assets* ('GPA3'), identifies those heritage assets and their settings with the potential to be affected by the proposals; and assesses the degree to which these settings contribute to the significance of the respective heritage asset (including the contribution of the application site).
- 3.1.2 The assessment considers three heritage assets in reasonable proximity to the site such that they may have potential to be affected (all mentioned in the pre-application response), plus the extensive heritage asset that is the Earl Shilton Conservation Area; this latter, while distant from the application site, is mentioned in the pre-application response and is included for the purposes of ensuring a robust assessment.

3.2 The Earl Shilton Conservation Area

- 3.2.1 The conservation area was designated by Hinckley & Bosworth Borough Council in March 2002. A Conservation Area Appraisal for the area was adopted on 13th April 2010.
- 3.2.2 The conservation area covers part of the east side of New Street and parts of both sides of Hinckley Road. It includes a small area of late 19th-century buildings related to both the hosiery and the boot and shoe industries, primarily modest terraced workers' housing, alongside some former factory buildings, and illustrates how a specialist community developed in the town. While the factory buildings have since been converted to residential use, they retain many original features. These buildings are mostly of three storeys while the housing is of two storeys. There is also a group of single-storey boot and shoe workshops behind a row of framework knitters' cottages known as Chelsea Row.
- 3.2.3 The area is characterised by a building line directly fronting the pavement and by the red-brick and slate construction of its buildings. The important views identified in the conservation area are insular to the designated area, towards the buildings and spaces contained within it. The conservation area contains no

listed buildings, but a number of key unlisted buildings are identified which contribute to the character and appearance of the area.

- 3.2.4 The pre-application response noted that the conservation area is c.1km from the application site and that, given this distance and the intervening built form, *'it is unlikely that the scheme is likely to result in substantial harm to the character, and thus significance of the Conservation Area.'*
- 3.2.5 To be clear, it is quite evident that the development of the application site will have no effect on, and will not result in any harm whatsoever to, the character and appearance of the conservation area or its setting. This conservation area is small and discrete, distant from the application site and separated from it by the intervening built development of the town centre. The application site does not form a part of its setting and has no relationship with it.
- 3.2.6 As the development of the application site quite clearly has no potential to affect the conservation area, this heritage asset is not taken forward for further assessment in Section 4.0 of this report.

3.3 Top House (Grade II listed)

- 3.3.1 Top House (formerly known as Hill Top Farmhouse) was added to the statutory list at Grade II on 9th August 1989. Although it does not appear on the 1856 tithe map, its three-storey red brick façade (which appears to have been added to the front of an earlier building) is of late 18th-/early 19th-century appearance. It is a substantial building, with a wide four-bay façade and four chimneystacks with a short two-storey rear range at one end (**Plate 13**).
- 3.3.2 The building stands on Hill Top, the name of the short section of road which connects Leicester Road with High Street, running between the junctions with Keats Lane and Church Street.
- 3.3.3 The significance of this building derives from its date, from its substantial size and imposing façade, and what this tells us about the scale and status of the farm it was once associated with. It also serves as a reminder of the town's agricultural past before the 19th-century transformation into a primarily industrial town associated with hosiery and boot and shoe manufacture.

- 3.3.4 As the name implies, it stands in a prominent position on higher ground and on the way into the town from the north. Its setting has, however, changed (and is about to change further) very significantly. The redundancy of the farm has altered its immediate setting, while planning permissions have recently been granted (refs: 20/00916/FUL and 21/00135/OUT) for the residential development of the land to its north and north-west (**Plate 14**).
- 3.3.5 The detailed application (20/00916/FUL) was for the demolition of historic and 20th-century farm buildings associated with Hill Top Farm and a 20th-century dwelling, and a development of 50 new dwellings, with an access road off Leicester Road immediately north of the listed building and new dwellings immediately beyond the garden and yard to its rear. The Officer's Report noted that the proposals would have an adverse impact on the significance of Top House through the demolition of its associated former farm buildings and the introduction of residential development within its currently semi-rural setting. The level of impact was considered to result in less than substantial harm towards the lower end of the scale. However, no objection was raised by the Conservation Officer and the scheme was considered to bring public benefits that outweighed the low level of harm.
- 3.3.6 The outline application (21/00135/OUT) is for a development of up to 140 dwellings to north and west of this, introducing a new northern edge of settlement that is contiguous with the northern boundary of the current application site. The Officer's Report notes that the Conservation Officer concluded there would be no harm arising to heritage assets, including Top House and the Church of St Simon and St Jude.
- 3.3.7 The existing development at Clearview Crescent intervenes between the current application site and Top House, and this and the high hedged boundary of the site against Leicester Road means there is no direct intervisibility between the site and the listed building. The application site plays no role in the significance of Top House or the ability to appreciate its significance, and it will be separated further from it by intervening development when the two recent approvals have been implemented.
- 3.3.8 As the application site does not form any meaningful element of the setting of the listed building, it follows that the development of the site has no potential to affect its significance. Therefore, in terms of Section 4.0 of this report (which

accords with Step 3 of GPA3), no further assessment of this heritage asset is necessary.

3.4 Church of St Simon and St Jude (Grade II* listed)

- 3.4.1 The parish church was listed on 8th March 1963. It stands in its churchyard on the south side of Church Street, bounded on east and south respectively by Chapel Street and Almey's Lane and on the west side by the Earl Shilton Castle Scheduled Monument. Although the graveyard did once have a gate onto Church Street, this has been bricked up and the present entrance, with lychgate, is on Almey's Lane (the entrance off Church Street would have presented difficulties because the ground level within the churchyard is significantly higher than that of the street).
- 3.4.2 A high stone and brick retaining wall bounds the churchyard along Church Street, continuing with a high stone wall and railings along Chapel Street and into Almey's Lane, where it has been extended upwards in brick.
- 3.4.3 The church, a substantial building standing on high ground, is constructed of randomly coursed rubblestone with freestone dressings (**Plates 15 & 16**). It retains a 15th-century three-stage west tower with crenelated parapet and recessed spire of octagonal section. The rest (comprising a six-bay nave with aisles and north and south porches and a two-bay chancel with north vestry) was rebuilt in 1855-6 by Slater and Carpenter.
- 3.4.4 The building's listing at Grade II* means it is of particular importance and of more than special interest; only 5.5% of listed buildings are listed at this high grade.
- 3.4.5 The key element of the building's setting is its churchyard. The adjoining Earl Shilton castle site is also an important element of its setting – there are good views towards the church from around the south and east sides of the Scheduled Monument and the tower and spire can be seen filtered by trees from the top of the castle mound (**Plates 17 & 18**).

- 3.4.6 As mentioned above, the ground on which the church and its churchyard stand sits higher than the land to the north, overlooking late 19th- and early-mid 20th-century houses on the opposite side of Church Street, with an occasional glimpse through to the open countryside beyond (for instance east of No.71 Church Street, where a deeply set-back bungalow has been built; **Plate 19**).
- 3.4.7 There are no views of the application site from the churchyard; views north-west in the direction of the site are obstructed the houses on the north side of Church Street and by trees in the churchyard (**Plate 20**).
- 3.4.8 Because of the location on the church on the ridge and its tall tower and spire, it can be seen from numerous viewpoints and from the wider surrounding landscape, including in the wide vista from the north-west, from the PRoW that runs north across large agricultural fields from the junction of Leicester Road and Shilton Road towards Peckleton.
- 3.4.9 In these views (**Plates 21-23**), the substantial church tower and spire are a prominent feature of the skyline. The church is not, however, seen in isolation, but in context with the buildings on Church Street and Keats Lane (the buildings on the north side of Church Street are seen in front of the church), and generally as punctuating a long linear development of the town along the ridge, with the 'arms' of Keats Lane and Church Street extending out to either side of it. The open paddock land extending down the slope behind the properties north and north-west of the church, on Church Street, provides a patch of green in front of the church in these views, which indicates the position of the church close to the northern settlement edge.
- 3.4.10 The position of the church within the settlement it serves is clearly apparent and legible. This is the essence of the contribution these views make to the ability to appreciate the significance of the church – that is, they facilitate an appreciation of the building as a parish church in its immediate urban setting, and also serving as a local landmark indicating the presence of the settlement in the wider landscape.
- 3.4.11 The application site forms a part of these wider views towards Earl Shilton which take in the church, but does not intervene within any of the direct sightlines

towards it from the PRoW. Instead, it is seen off to the right of the view, with the houses on Clearview Crescent visible on the higher ground of its southern boundary, along with properties on Church Street to the left (east). Further to the right of the view, the landscape is set to be transformed, with groundworks currently underway for the approved large residential developments north of Top House.

- 3.4.12 Views into the interior of the site are, in the winter months, filtered through the trees and other vegetation on its western boundary, which screening will be increased in the summer months when the trees are in leaf. Even in winter, as one draws closer along the PRoW on the approach to the town, the tree screening is increased, and the green swathe to the east, within the sightline to the church, also disappears from view.
- 3.4.13 The site does not make any contribution to the significance of the church in these views, or to the ability to appreciate its significance. While the undeveloped interior of the site gives some indication of a continuation of the edge of the existing settlement here, this is diminished by the presence of the property known as Swedish Cottage north of the application site (currently the subject of an application for the erection of up to six new dwellings and the conversion of the existing property to a meeting hall, with parking), and will be significantly changed by the encroachment northwards of the approved large-scale residential developments, contiguous with the site's northern boundary, to the west.
- 3.4.14 The church spire can be seen from various points within the site (noting that these are not public viewpoints), but these are generally insignificant and incidental views that do not contribute to the significance of the building, or the ability to appreciate it (**Plates 24 & 25**).
- 3.4.15 Of more note is the view of the spire and upper stages of the tower from the eastern of the two field gates (where there is a gap in the tree and hedgerow along the boundary) into the application site off the unnamed road along its northern boundary (**Plates 26-28**). The sightline to the church (primarily a winter view, as it will largely be screened by a tree in summer) is taken across the north-eastern corner of the site; the tower is visible rising above and beyond

the houses on the north side of Church Street. Similar views are available from within the north-eastern corner of the site.

- 3.4.16 These are not highly significant views of the listed building, but they are of some value in placing it in its urban settlement context on Church Street, and are of a relatively attractive nature for being taken across open land. In this respect, the application site can be considered to form a part of the wider setting of the church and is therefore considered further in Section 4.0 of this report.

3.5 Earl Shilton Motte and Bailey Castle Scheduled Monument

- 3.5.1 The earthwork remains of the 12th-century motte and bailey castle were scheduled on 2nd October 1975 (the schedule entry last amended on 2nd June 1992). The monument comprises a circular motte of c.50m in diameter, and part of the encircling ditch and bailey bank on the south side. The motte is flat-topped, with a slope to the north; it is 3m high on the south side and 1.5m on the north. On the south side the original extent of the ditch and bailey (which is 50m long and rises to c.1m above the foot of the mound) have been obscured by late 20th-century development to the west, but it is probable that its extent to the east corresponds with the boundary of the churchyard (**Plates 29-33**).
- 3.5.2 The 'fake' stone gateway and wooden bridge on the south side of the monument, and the stone steps on the north side, are late additions and are not included in the scheduling, although the ground beneath them is.
- 3.5.3 Motte and bailey castles generally occupied strategic positions dominating their immediate locality; as a result they are the most visually impressive surviving monuments of the early post-Conquest period. They are important for the study of Norman Britain and the development of the feudal system. The motte at Earl Shilton survives in good condition and is likely to preserve archaeological evidence of its former buildings in the interior.
- 3.5.4 The setting of the Scheduled Monument has been subject to much change historically, hemmed in by 19th- and 20th-century development to its north, along Church Street, and by late 20th-century development to the west. The key elements of its setting today are the adjoining church and churchyard (see **Plate**

17), and the open expanse of Hall Field to its south and south-west, a recreation ground which facilitates an appreciation of the surviving earthwork (**Plates 32 & 34**).

3.5.5 The monument cannot be seen from the application site. There is a glimpsed view north-west from the top of the mound between the flat-roofed late 20th-century developments on Castle Close and the early 20th-century No.5 Church Street towards distant open countryside (**Plates 35 & 36**). This glimpse does not encompass the application site and in any case is not a view that holds any great significance for the monument. When first established, the castle's strategic position on high ground would presumably have enabled an unfettered view across the surrounding landscape, but this aspect of the monument's setting has long since been lost and this poor-quality glimpsed view outwards is no compensation.

3.3.9 The application site has no intervisibility or other relationship with the Scheduled Monument and does not form part of its setting. It therefore follows that the development of the site has no potential to affect its significance. Therefore, in terms of Section 4.0 of this report (which accords with Step 3 of GPA3), no further assessment of this heritage asset is necessary.

4.0 IMPACT ASSESSMENT

4.1 Introduction and description of the proposals

- 4.1.1 This section of the report considers the likely impact of the proposed development on the significance of those heritage assets identified in Section 3.0 as having the potential to be affected. This is in line with Step 3 of GPA3.
- 4.1.2 In accordance with the conclusions reached in Section 3.0 of this report, the only heritage asset identified as having any potential to be affected by the proposals is the Grade II* listed Church of St Simon and St Jude.
- 4.1.3 The proposals are in outline and comprise a residential development of up to 33 dwellings together with associated access, open space and landscaping. The application is supported by a Concept Masterplan which provides an illustrative layout for the scheme. This shows four distinct blocks of development in the western and central two-thirds of the site with three properties in linear arrangement in the south. A shared-surface square is sited at the centre of the four main development blocks, with the eastern third of the site comprising public open space, with a SuDS basin in the north-eastern corner.
- 4.1.4 Existing boundary vegetation is retained. Vehicular access is taken off the unnamed road along the site's northern boundary, with additional pedestrian access points, including one off Leicester Road and two onto the public bridleway U25, Spring Gardens, along the site's eastern boundary.

4.2 Assessment of impact

- 4.2.1 The Concept Masterplan has been designed to take account of all technical constraints, including impact on heritage assets. Identification of the view towards the Grade II* listed church through the gap in the northern boundary at the eastern field gate into the site was made at the beginning of the design process and has informed the subsequent development of the scheme.
- 4.2.2 Care has thus been taken in the design of the scheme to ensure this view is preserved by proposing a generous area of public open space in the eastern third of the site and in its north-eastern corner. This will mean that the view to

the tower and spire from the road (and also from within the site) is retained and continues to be experienced across open land.

- 4.1.5 In the longer-distance vista towards the church from the PRow running across the fields to the north-west, the new dwellings on the site will be visible, albeit filtered by tree and other vegetation cover along the site's northern and western boundaries. However, the new houses will be well outside the direct sightline to the church and will be 'read' as part of the existing built development that can be seen around the site from this viewpoint, including that on Church Street, Clearview Crescent and Keats Lane and, when it is built out, the new large-scale residential developments approved to the west of Leicester Road.
- 4.1.6 The visibility of the proposals in this wide-ranging view will have no impact on the view of the church or of the ability to appreciate its significance to the town and as a landmark in the local landscape.
- 4.1.7 As discussed in Section 3.0 there is no potential for the development of the site to affect the Earl Shilton Castle Scheduled Monument, the Grade II listed Top House, or the Earl Shilton Conservation Area because the site does not form a part of their respective settings.
- 4.1.8 In conclusion therefore I do not identify any harm arising to the significance of any heritage asset from the submitted outline proposals.

5.0 SUMMARY AND CONCLUSION

- 5.1 This report has assessed the contribution made by the application site east of Leicester Road in Earl Shilton to the setting of designated heritage assets in relative proximity to the site.
- 5.2 The assessment has followed the guidance set out in Historic England's *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* ('GPA3'; 2nd edn December 2017). It has identified and assessed the significance of a number of designated heritage assets in the vicinity of the site and considered the extent to which the application site could be deemed to form a part of their setting.
- 5.3 Of those heritage assets, the assessment concluded that the application site formed a minor part of the wider setting of, and views towards, the Grade II* listed Church of St Simon and St Jude, and went on to consider the potential impact of the application proposals on the significance and setting of this listed building.
- 5.4 From the outset, the presence of views towards the church that encompass the site has informed the design of the proposals, and the approach to the design of the scheme has therefore been heritage- and landscape-led. It is my view that the retention of the eastern third of the site, and particularly its north-eastern corner, as undeveloped public open space, is an appropriate response to ensuring the preservation of the open (primarily winter) view towards the church tower and spire from the unnamed road along the northern boundary of the site, and will preserve the minor contribution that the application site makes to the ability to appreciate the church from within its wider setting.
- 5.5 On this basis, I have concluded that no harm will arise to the significance or setting of any heritage asset from the outline proposals.
- 5.6 For all the detailed reasons given in this report, I am therefore firmly of the view that the scheme complies with the policies on conserving and enhancing the historic environment contained in the NPPF, relevant local planning policies and,

most importantly of all, the statutory test set by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



Plate 1: Looking east across site from its north-western corner



Plate 2: Looking south-east across the site (houses on Spring Gardens to left, and Clearview Crescent to right)



Plate 3: Looking north across site from its south-western corner



Plate 4: Looking north-east across site from its south-western corner



Plate 5: Looking north across site from its south-eastern corner



Plate 6: Looking towards southern boundary of site and houses on Clearview Crescent



Plate 7: Western field gate off unnamed road into application site



Plate 8: Looking east along unnamed road – northern boundary of site to right



Plate 9: Building on north side of unnamed road, north of application site

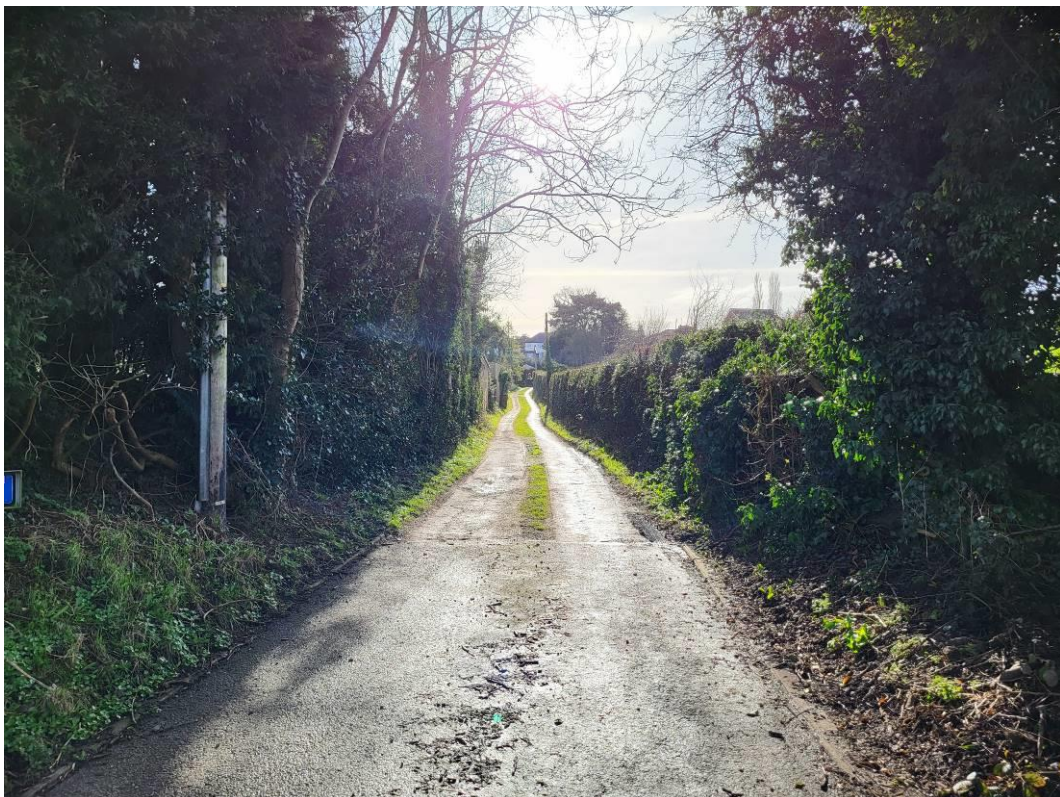


Plate 10: Looking south along Spring Gardens (site boundary to right)



Plate 11: Looking north along Spring Gardens (site boundary to left)



Plate 12: Looking north along Spring Gardens (site boundary to left)



Plate 13: Grade II listed Top House seen from junction of Leicester Road and Church Street



Plate 14: Looking west from junction of Leicester Road and Church Street towards cleared site awaiting residential development north of Top House



Plate 15: West tower of Grade II* listed Church of St Simon and Jude



Plate 16: Grade II* listed church



Plate 17: Looking north-east past the motte and bailey castle site towards the church



Plate 18: Looking east from the top of the motte towards the church



Plate 19: Looking north from the churchyard towards bungalow east of No.71 Church Street, with glimpsed view of open countryside beyond



Plate 20: Looking north-west from the churchyard in the direction of the site (which is not visible)



Plate 21: Looking south-east from PRoW towards Earl Shilton



Plate 22: Looking south-east from PRoW towards Earl Shilton (church to left, application site to right)



Plate 23: Looking south-east from PRow towards Earl Shilton (application site in centre)



Plate 24: Glimpsed winter view looking south-east towards church spire from north-western part of the site, heavily filtered by trees



Plate 25: Looking east from western part of site towards church spire (centre) rising above roofs on Church Street



Plate 26: View south-east through gate into application site towards church



Plate 27: View south-east through gate into application site towards church



Plate 28: View south-east towards church from north-eastern corner of the site



**Plate 29: Looking north-west towards Earl Shilton motte and bailey castle
Scheduled Monument**



Plate 30: Looking north towards Scheduled Monument



Plate 31: Looking north-west towards late 20th-century development west of Scheduled Monument



Plate 32: Looking south-west past Scheduled Monument towards Hall Field



Plate 33: Steps up to top of the motte,north-west side



Plate 34: Hall Field



Plate 35: Looking north-west from top of motte in the direction of the application site (not visible)



Plate 36: Magnified view of glimpse north-west from top of motte to open countryside beyond